

Board of County Commissioners

Division of Planning & Development

Development Review

209 North Florida Street, Room 333 • Bushnell, FL 33513 • Phone (352) 793-0270 x2663 • FAX: (352) 568-6657
SunCom: 665-6622 • Website: <http://bocc.co.sumter.fl.us/plandevlop>



December 9, 2002 DRC Meeting

Meeting convened at 2:05 PM.

Present: Robbie Rogers-Chairperson and Director, Richard Helms- Development Coordinator, Zig Rice-Coastal Engineering, Becky Howard-Deputy Clerk, Marie Keenum-911 Coordinator, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Bill Gulbrandsen-Fire Services Director, Terry Neal-Attorney and Alysia Akins-Committee Secretary.

Mr. Helms moved to approve the DRC minutes of December 2, 2002. Mrs. Howard seconded the motion and the motion carried.

Old Business-

None

New Business-

Roberts Contracting Asphalt Plant

Major Development

Preliminary Plan Review

Chuck Roberts, property owner and president, David Springstead, Springstead Engineering, and Steve Richey, legal representative for the applicant, were present and requesting preliminary approval to construct an asphalt plant, 70 x 30 modular lab building and 60 x 120 office/shop. The Committee discussed public concerns. Mr. Roberts submitted photographs of his existing plants and discussed the required annual testing and plant procedures. Aggregates and rock types were discussed. Mr. Roberts stated this plant would be brand new. Mr. Roberts' other plants were discussed, which there have been no documented complaints on. Odor was discussed as an issue of concern, but according to the applicant, the odor should only be noticeable around the plant itself. Mr. Roberts discussed the other agency approvals he was required to obtain and the procedure in obtaining those approvals. The generated traffic will be on CR 124A mostly, with the average daily trips being 100 and a proposed 1000 tons hauled per day. Drainage calculations were discussed. The liquid asphalt will be in a contained area with a fire hydrant on-site. The condition of CR 124A was discussed. The railroad ROW and Leonard Powell's property was also discussed.

There will be no hazardous materials on-site. Fire control was discussed for the bag house. Odor, dust and noise concerns were discussed. There will be a water truck on the premises daily to help control the dust. The majority of the dust will be fugitive dust from the trucks coming in and out. The plant will also have a buffer to help control the dust. Mr. Helms visited the asphalt plant located on C-470 and spoke to a neighbor, who stated his only complaint was the noise from the back-up alarm made by the equipment. There will be 24 parking spaces with 1 handicapped space, which will be researched to verify that 1 space is sufficient. Parcel #3 is Wildwood's utility easement. There will be limited stockpiles on-site. Hours of operation will be from 6 AM – 6 PM, five days a week, with some evening hours depending on DOT's schedule. Surrounding uses and access to CR 124A were discussed. There will be raw material storage. The asphalt manufacturing process was discussed in detail. Drainage and storm water were discussed. The "trees of concern" will be preserved. The City of Wildwood will provide water and sewer services. This project is located within the Industrial Park and has industrial zoning and land use. The FDOT drainage easement was discussed. DEP does perform random checks on asphalt plant facilities.

Mr. Helms moved to approve the request for preliminary review, subject to all staff and engineer's comments being addressed. Mr. Hunter seconded the motion and the motion carried with Mrs. Keenum and Mrs. Howard opposing.

The Villages of Sumter: Unit 74

Major Development

Preliminary Plan Review

Lori Paris-Webb and Anne Landman, Miller Seller Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary plan approval on a 119-unit subdivision. Staff comments have been addressed. Double frontage lots and setbacks were discussed. The restrictions and amenities fees were also discussed. The restrictions need to be revised prior to the final plat submittal. The County Engineer recommended the drainage easement be wider than the proposed 10 feet. A variance will be requested for this matter. Storm water and irrigation valves were discussed.

Mr. Helms moved to approve the request for preliminary review, with requested variances and staff and engineer comments being addressed. Mrs. Keenum seconded the motion and the motion carried.

The Villages of Sumter: Unit 75

Major Development

Preliminary Plan Review

Lori Paris-Webb and Anne Landman, Miller Seller Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary plan approval on a 162-unit subdivision. Setbacks for double frontage lots were discussed. A revised legal description is needed. There will be a variance request regarding the drainage easement.

A description of the street lighting needs to be shown on the revised preliminary plan. The restrictions were discussed and need to be revised prior to the final plat submittal. This project does consist of a golf course. Villa and unit construction was discussed.

Mr. Helms moved to approve the request for preliminary review, with variance requests and staff and engineer comments being addressed. Mrs. Howard seconded the motion and the motion carried.

Mrs. Rogers excused herself at 3:00 PM and Mr. Helms took her place as Acting Chair. Mr. Gulbrandsen also excused himself at 3:00 PM and Assistant Chief Roger Cheatham took his place.

The Villages of Sumter: Unit 76

Major Development

Preliminary Plan Review

Lori Paris-Webb and Anne Landman, Miller Seller Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary plan approval on an 84-unit subdivision. Double frontage lots and setbacks were discussed. The restrictions were discussed and need to be revised prior to final plat submittal. The County Engineer recommended a wider drainage easement, which a variance request will be applied for.

Mrs. Keenum moved to approve the request for preliminary review, subject to staff and engineer comments being addressed, along with variance requests. Mrs. Howard seconded the motion and the motion carried.

The Villages of Sumter: Broyhill Villas

Major Development

Preliminary Plan Review

Lori Paris-Webb and Anne Landman, Miller Seller Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary plan approval on a 75-unit subdivision. A revised legal description is needed. Double frontage lots were discussed. A variance request is needed regarding the drainage easement. Access, side yard easements and lot lines were discussed. Proposed patios will not be covered and are attached to the foundation. Permanent walls are located on the road ROW with no gaps. Emergency access is on a stabilized curb. The dead end street and access road were discussed.

Mrs. Keenum moved to approve the request for preliminary review, with variance requests and staff and engineer comments being addressed. Mrs. Howard seconded the motion and the motion carried.

The Villages of Sumter: Clifton Villas

Major Development

Preliminary Plan Review

Lori Paris-Webb and Anne Landman, Miller Seller Conner and Walsh, and Ron Grant, Grant and Dzuro, were present and requesting preliminary plan approval on a 58-unit subdivision. Rear setbacks and double frontage lots were discussed. A description of the street lighting and surrounding wall need to be shown on the plat. The POB needs to be identified in the legal description. Emergency vehicle access, easements and driveway maintenance were discussed. The County Engineer recommended the drainage easement be wider, which a variance request will address.

Mrs. Keenum moved to approve the request for preliminary review, with variance requests and attorney, staff and engineer comments being addressed. Mrs. Howard seconded the motion and the motion carried.

Public Forum-

None

The next meeting is scheduled for December 16, 2002.

Mrs. Keenum moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

The meeting adjourned at 3:23 PM.